

Before the Board of Zoning Adjustment, D. C.

Application No. 11369 of Schulkiele Valley Nature Center, pursuant to Section 8207.1 of the Zoning Regulations for a variance from Sections 3301.6 regarding street frontage requirements; variance from Section 7507 to permit the erection of a dwelling on a proposed alley lot; variance from Section 7205.12 to permit parking on a lot other than the lot upon which the structure they are intended to serve at the premises of 1601 and 1605 Caton Place, N.W., for two houses and proposed sub-division of part of Lot 918, Square 1280 at 3230 Reservoir Road, N. W.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: December 18, 1973

FINDINGS OF FACT:

1. The contract purchaser proposes to build two single-family dwellings on the subject property.
2. The subject property is only accessible via Canton Place which is a public alley.
3. The requested use variance is necessary for the construction of the two proposed dwelling because there is only enough street frontage for one house and abutting property owners have rights of easements affecting the subject property.
4. If two houses are built on the subject property, one will have no access to a thoroughfare.
5. One single family dwelling could be built without any variances.
6. Opposition was registered.
7. The Board has requested a brief on the issue of hardship from the applicant twice since the hearing of this case and applicant has not complied with the Board's request.

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CONCLUSIONS OF LAW:


Based upon the above Findings, the Board concludes that the applicant has not proved the existence of a hardship within the meaning of the variance clause of the regulations which is the legal basis for granting a variance.

ORDERED:

That the above case be DENIED.

VOTE: 5-0

ATTESTED By:


JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: JAN 23 1974